

20 THACKERAY DRIVE

VICARS CROSS, CHESTER, CH3 5LR



Charming Vicars Cross home with a light-filled open-plan kitchen and family space, a cosy fireplace lounge, three spacious bedrooms, a stylish bathroom, a beautiful garden, garage and parking, all just steps from the park and shops.

THE GRAND TOUR

This property sits in the heart of Vicars Cross, just a short stroll from a lovely local park and a small parade of shops. As you step inside, you're greeted by a generous entrance hall - a welcoming space that connects the main ground-floor rooms and leads upstairs.

At the front of the house, there's a charming living room featuring a fireplace as its centrepiece, perfect for cosy evenings. Stretching across the rear of the property is a bright and spacious open-plan kitchen, dining, and family area - a wonderfully versatile space ideal for both everyday living and entertaining. Large sliding doors open directly onto the mature back garden, filling the room with natural light. The kitchen itself is finished in a modern grey shaker style, complete with integrated appliances and plenty of storage. There's also a convenient downstairs WC just off the hallway.

Upstairs, the principal bedroom offers bespoke fitted wardrobes running the full width of the room. Two further well-proportioned bedrooms and a stylish family bathroom complete the first floor.

Outside, the rear garden is mainly laid to lawn with established flower borders and a generous patio area for outdoor dining or relaxing. The property also benefits from off-road parking and a single garage - a real bonus in this popular area.

LOCATION

Vicars Cross has long been one of Chester's most desirable residential areas, a friendly, well-connected suburb where tree-lined streets and green spaces create a real sense of calm just a short hop from the city centre.

There's an excellent parade of local shops just a few minutes' walk away from Thackeray Close, including a chemist, hairdresser, library and convenience store, along with a handful of independent cafés...continued



and takeaways for those easy midweek suppers. The Vicars Cross Community Centre, only 150 metres from the house, is the heart of village life, offering everything from Pilates and boxercise to baby and toddler groups and over-fifties dance sessions.

For families, the location couldn't be better. Oldfield Primary School is just five minutes on foot and is a highly regarded feeder for Christleton High School, rated Outstanding by Ofsted and within the catchment area.

Commuters will appreciate the excellent transport links, with easy access to the motorway network via the A51 and A55, and a twice-hourly bus service to Chester city centre from Green Lane at the end of the road.

ENTRANCE HALLWAY

UPVC double glazed door with obscured glazed panelling and side panel, ceiling light point, coved ceiling, wood effect flooring. Doors through to Living Room, WC, open plan Living Kitchen Dining Room, useful storage cupboard and staircase rising to the first floor.

LIVING ROOM - 4.80m x 3.66m

UPVC double's window to the front elevation, radiator, coved ceiling, fireplace with wooden surround, gas insert fire with marble hearth, ceiling light point, aerial point and telephone point.

WC - 2.4m x 1.5m

UPVC double window with obscured glass, ceiling light point, coved ceiling, low-level WC with dual flush and concealed cistern, wash handbasin with chrome mixer tap and double opening doors beneath, partially tiled walls, continuation of the wood effect flooring and radiator.

OPEN PLAN LIVING KITCHEN DINING ROOM - 7.12m x 4.80m

A large open-plan room with space for dining table, sitting area and kitchen. Provisions for wall mounted television, two radiators, four ceiling light points, UPVC double glazed window overlooking the side and rear, wood effect flooring throughout, sliding patio doors with fitted blinds to the rear garden.

KITCHEN

A modern shaker kitchen fitted with a range of wall and base level units incorporating drawers and cupboards with a wood effect worksurfaces with matching upstand. Inset bowl and half stainless steel sink unit and drainer with chrome Swan neck mixer tap. Four ring induction hob with stainless steel chimney style extractor above, inbuilt single oven and grill, integrated fridge and freezer, integrated dishwasher and spaces for washing machine and dryer.



LANDING

Ceiling light point, coved ceiling. Doors through to Bedroom One, Bedroom Two, Bedroom Three and Family Bathroom.

BEDROOM ONE - 4.80m x 3.65m

Two UPVC double's windows overlooking the front elevation, coved ceiling, two radiators, ceiling light point, bespoke fitted wardrobes incorporating rails and shelving, aerial point with provisions for wall mounted television.

BEDROOM TWO - 3.63m x 2.15m

Window overlooking the rear garden, ceiling light point, radiator and fitted wardrobes with shelves and rails.

BEDROOM THREE - 2.90m x 2.60m

Window overlooking the rear garden, ceiling light point and radiator

BEDROOM THREE

UPVC windows overlooking the front with bespoke fitted shutters, recess ceiling spotlights and radiator.

FAMILY BATHROOM - 2.4m x 1.50m

A well-appointed four piece suite in white with chrome style fittings comprising; bath with central water taps and separate shower attachment, low-level WC with dual flush, large wash hand basin, walk-in shower with canopy shower head and separate shower attachment, partially tiled walls, chrome ladder style heated towel rail, wood effect flooring, cupboard housing a 'Worcester' combi boiler. UPVC double glaze windows with obscured glass.

EXTERNALLY

The property boasts a good sized plot, featuring a driveway to the side that provides plenty of off-road parking and leads to a single garage. The rear garden is laid mainly to lawn and has a small patio area. A pedestrian doors provides access to the garage.

SINGLE GARAGE

With up and over vehicular access door and pedestrian door to rear garden.

WHAT3WORDS ///

Paid. Glare. Tell

FINER POINTS

- Floor plans are intended as general guidance and are not to scale



ENERGY PERFORMANCE

The property is banded a 'D'

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band 'C' - Cheshire West and Chester

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

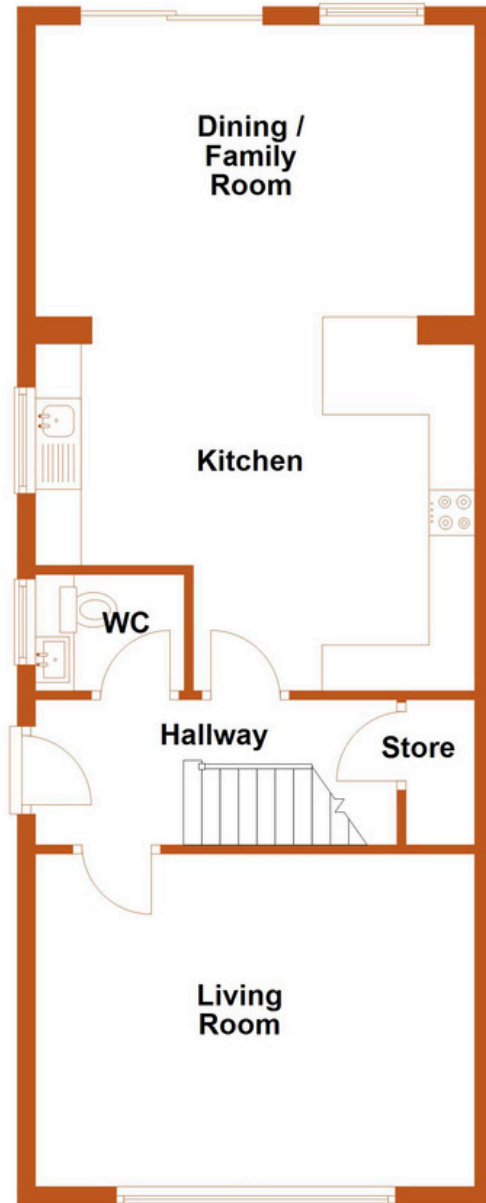
LOOKING TO MOVE BUT NEED TO SELL FIRST?

If this property has caught your eye but you need to sell your current home, Chapter by Scott & Spencer is here to help. Get in touch with us today to learn how we can assist you. We offer a free, no-obligation appraisal of your home and are available seven days a week, including evenings, to fit around your schedule. Contact us at a time that works best for you-we'd be delighted to help you take the next step.



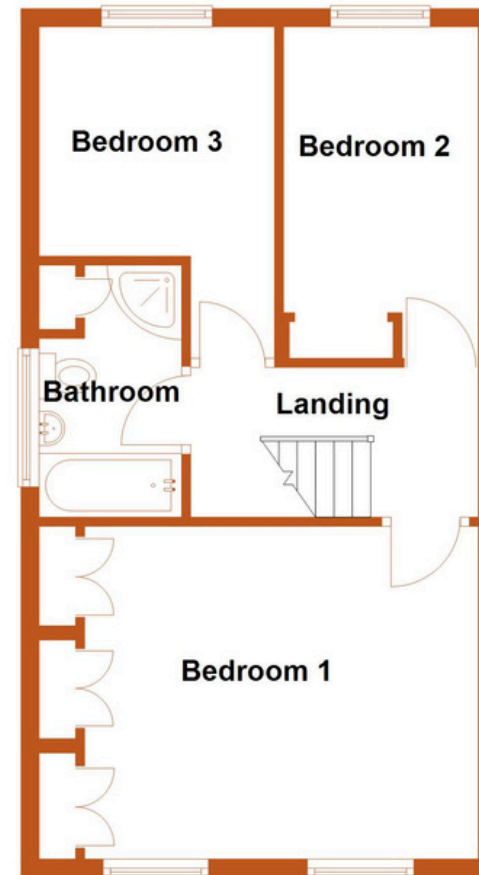
Ground Floor

Approx. 61.5 sq. metres (662.1 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 105.6 sq. metres (1136.4 sq. feet)



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